

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
ST. ALBANS DISTRICT COUNCIL**

Town and Country Planning Act 1990

**ENFORCEMENT NOTICE
10 REMUS CLOSE, ST. ALBANS, HERTFORDSHIRE**

WHEREAS:-

- (1) It appears to the St. Albans District Council ("the Council"), being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control with paragraph (b) of Section 171A(1) of the Act within the last ten years on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the failure to comply with the following condition(s) subject to which planning permission 5/00/2014 was granted on 28 November 2000 for residential development of 17 dwellings and associated car parking.

That condition appearing not to have been complied with in the respect(s) set out in Schedule 2 below:


"4. The provisions of Schedule 2, Part I, Class A of the Town and Country Planning (General Permitted Development) Order 1995 shall not apply to any garage to which this permission relates. No internal or external alterations shall take place to any garage which preclude its use for housing motor vehicles without the permission of the District Planning Authority first being obtained."

- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in (the annex to) this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 3 months from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on 13 March 2009

Issued 30 January 2009



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St Peter's Street
St Albans
Herts AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates

10 REMUS CLOSE, ST. ALBANS, HERTFORDSHIRE

shown edged (red) on the attached plan.

SCHEDULE 2

Alleged breach of planning control

Conversion of garage to habitable room.

SCHEDULE 3

Steps required to be taken

Reinstate the original garage to a format accessible by and suitable for the housing of a motor vehicle, to a minimum internal parking space standard of 2.4m by 4.8m.

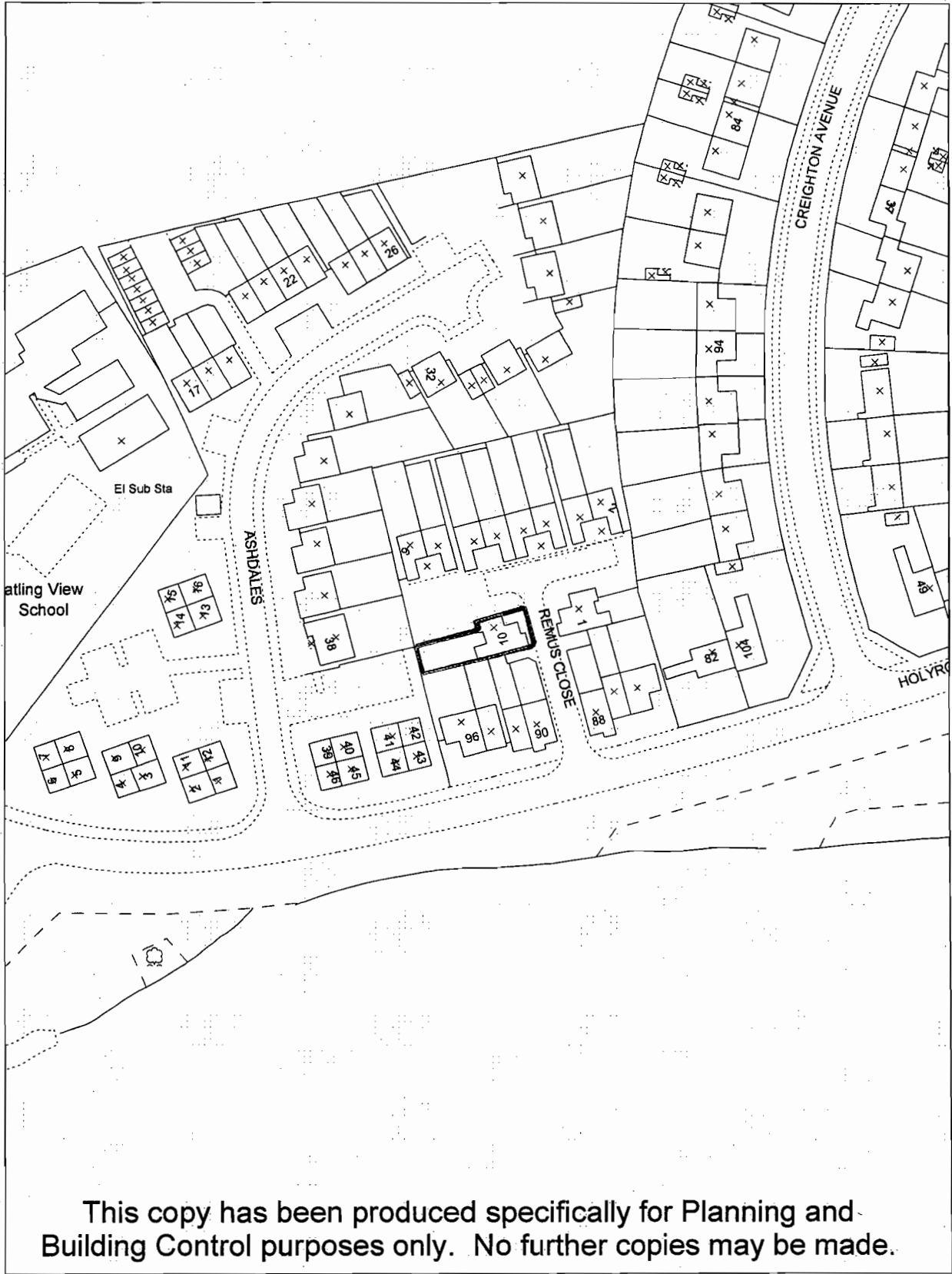
YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.

ANNEX

Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

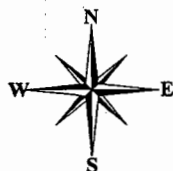
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

“The conversion of the garage to habitable floorspace results in a reduction in off street car parking facilities intended to be preserved via Condition 4 of planning permission 5/00/2014. Without the retention of curtilage parking, highway safety is compromised, especially in the case of wheelchair users, children and elderly persons and for emergency access, and there is an increased risk of vehicle and vehicle/pedestrian conflict. The works carried out are therefore contrary to Policies 34 and 39 of the St. Albans District Local Plan Review 1994.”



This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made.

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 OS License No: LA079227



Scale: 1:1250

